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3.3-1000

Nodal Development Overlay District

Subsections:

3.3-1005	Purpose, Applicability and Review
3.3-1010	Permitted and Prohibited Uses
3.3-1015	Location Standards
3.3-1020	Minimum Density and General Development Standards
3.3-1025	Specific Design Standards

3.3-1005	Purpose, Applicability and Review
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- A.** Purpose. The Nodal Development (ND) Overlay District is established to work in conjunction with underlying land use districts to implement transportation-related land use policies found in Springfield Transportation System Plan and in the Metro Plan. The ND Overlay District also supports “pedestrian-friendly, mixed-use development” as outlined in the State Transportation Planning Rule.

Design standards for the ND Overlay District are structured to foster the essential characteristics of pedestrian-friendly, human scale development that define “nodal development.” These include:

1. Design elements that support pedestrian environments and encourage transit use, walking and bicycling;
2. Transit access within walking distance (generally 1/4 mile) of anywhere in the node;
3. Mixed uses and a core commercial area so that services are available within walking distance;
4. Public spaces, including parks, public and private open space, and public facilities that can be reached without driving; and
5. A mix of housing types and residential densities that achieve an overall net density of at least 12 units per acre.

It is important to note that the Nodal Development Overlay District works using the design and development standards found in SDC 3.2-600 Mixed-Use Districts, as a basis for achieving pedestrian-friendly design. The overlay district is needed to add those special standards and prohibitions that help define a nodal development area under TransPlan.

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- B. Applicability.** The ND Overlay District applies to all property where ND Overlay is indicated on the Springfield Nodal Overlay Map, unless the property is an historic property as specified in SDC 3.3-900. The ND Overlay District requirements described in this Section apply to the following:
1. New development on vacant land.
 2. New structures on already developed sites, including the conversion of a parking area to a structure or demolition of a structure and construction of a new structure.
 3. An expansion of 50 percent or more of the total existing building square footage on the development site.
 4. The ND Overlay standards in this Section do not apply to a building alteration.
 5. Single-unit dwellings for which building permits were filed prior to the designation of an area for nodal development are exempt from SDC 5.8-120 and from the standards of this Section for the purposes of reconstruction if the dwelling unit is partially or completely destroyed or if the dwelling undergoes renovation. Room additions or other expansions typical of a single-unit dwelling use shall also be allowed.
- C. Review Procedure.** All multiple unit housing, commercial and industrial development proposals within the ND Overlay District are reviewed under Type 2 procedure.

3.3-1010 Permitted and Prohibited Uses

- A. Permitted Uses.** The table below shows the schedule of allowed uses within each base zone. With some exceptions, the activities allowed within the base zone are also allowed within the ND Overlay District. The ND Overlay District adds the flexibility of mixing compatible uses on a given site. Mixed-use development is encouraged within the ND Overlay District. Certain auto oriented uses listed in Subsection B. below, are prohibited within the ND Overlay District.

<i>Allowed Use Categories</i>	<i>Base Zone</i>
Those uses allowed within Mixed-Use Commercial MUC District in SDC 3.2-610	NC, CC, MRC, GO, MUC, MS
Those uses allowed within Mixed-Use Employment MUE District in 3.2-610	LMI, SLI, HI, MUE
Those uses allowed within Mixed-Use Residential MUR District in 3.2-610	R-2, R-3, MUR

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Those uses allowed within the R-1 zone as described in 3.2-210

R-1

B. Prohibited Uses.

1. Car washes.
2. Auto Parts stores.
3. Recreational vehicle and heavy truck sales/rental/service.
4. Motor vehicle sales/rental/service.
5. Service stations, including quick servicing.
6. Tires, sales/service.
7. Transit park and ride, major or minor.

EXCEPTION: Where there is a shared parking arrangement with another permitted use.

8. Agricultural machinery rental/sales/service.
9. Boats and watercraft sales and service.
10. Equipment, heavy, rental/sales/service.
11. Manufactured dwelling sales/service/repair.

3.3-1015 Location Standards

When establishing the location and boundaries of an ND Overlay District, the following criteria shall be considered:

- A. The ND Overlay District shall be applied to the mixed-use centers or "nodes" identified by the City in response to its responsibility under the Springfield Transportation System Plan.
- B. All parcels included within an ND Overlay District shall be located within 1/4 mile of a transit stop, and shall have near its center a commercial or employment core area. (6412)

3.3-1020 Minimum Density and General Development Standards

The General Development Standards for Mixed-Use described in SDC 3.2-625 describe the pedestrian-friendly and transit oriented design standards that apply to mixed use and nodal development. These standards apply to development within the ND Overlay District. In addition to those standards found in SDC 3.2-625, the following apply:

A. Minimum Density and Floor Area Ratio (FAR).

FAR means the amount of gross floor area of all buildings and structures on a building lot/parcel divided by the total lot/parcel area. A 2 story building that covers 50 percent of a lot/parcel would have a FAR of 1.0. Typical suburban FARs range from 0.3 to 1.0 in mixed-use centers.

1. Where the base zone is R-1, new subdivisions shall achieve a minimum residential density of 6 units per net acre. Minimum residential density in R-2 or MUR shall be 12 units per net acre; in R-3 it shall be 25 units per net acre. The combined net residential density within a node or mixed-use center shall be 12 units per acre or more.
2. Where the base zone is NC, CC, MRC, MUC, or GO, the minimum floor area ratio (FAR) is .40.
3. Where the base zone is LMI, CI or MUE, the minimum FAR is 0.25.

B. Building Setbacks.

1. Buildings occupied by commercial and industrial uses shall be set back a maximum of 20 feet from the street. There is no minimum setback from the street for commercial and industrial uses.
2. Residential uses shall be set back a maximum 25 feet from the street.
3. Where the site is adjacent to more than 1 street, a building is required to meet the above maximum setback standards on only 1 of the streets.

C. Parking Between Buildings and the Street.

1. Automobile parking, driving, and maneuvering areas shall not be located between the main building and a street.

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2. For sites that abut a street, parking shall be located at the rear of the building or on one or both sides of a building when at least 40 percent of the site frontage abutting the street (excluding required interior yards) is occupied by a building and/or an enhanced pedestrian space.

EXCEPTION: These parking standards shall not apply where the base zone is R-1.

3.3-1025	Specific Design Standards
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A. Specific Development Standards for Residential Uses.

1. Single-unit dwelling, detached, and Middle Housing, ,
 - a. Building Orientation and Connectivity to the Fronting Street

Dwelling units shall have a front door opening directly to the fronting street. A minimum 3-foot wide walkway shall connect the front door to the street. The walkway shall be constructed of a permanent hard surface (not gravel) and located directly between the street sidewalk and the front door. This walkway shall not be part of the driveway area.
 - b. Garage Doors. Garage door placement and design shall meet the following conditions:
 - i. Garage door openings facing a fronting street shall not exceed 40 percent of the width of the house façade.
 - ii. The garage façade shall be set back a minimum of 4 feet from the house façade. The minimum setback of the garage façade is reduced to 0 feet if the house façade has a porch, 50 square feet or more in size, encroaching into the setback.
 - c. Windows. A minimum area of 15 percent windows and/or dwelling doors shall be required on façades facing fronting streets, sidewalks, and multi-use paths (including garage façades). Gabled areas do not need to be included in the base wall calculation when determining the minimum 15 percent calculation for windows/doors.
 - d. Design Variety. Each home shall incorporate a minimum of 3 of the following 7 building design features. Applicants shall indicate which options they are proposing on plans submitted for building permits. While not all of the design

features are expressly required, the inclusion of as many as possible is strongly encouraged.

- i.** Roof Pitch and Design. A minimum 4 to 12 roof pitch.
- ii.** Eaves. Eaves with a minimum 18-inch overhang.
- iii.** Building Materials. At least 2 different types of building materials (including, but not limited to stucco and wood, brick and stone) or a minimum of 2 different patterns of the same building material (e.g., scalloped wood and lap siding) on façades facing streets. These requirements are exclusive of foundations and roofs, and pertain only to the walls of a structure.
- iv.** Trim. A minimum of 2.25-inch trim or recess around windows and doors that face the street. Although not expressly required, wider trim is strongly encouraged.
- v.** Increased Windows. A minimum area of 20 percent windows and/or dwelling doors on façades facing streets, sidewalks, and multi-use paths (including garage façades). Gabled areas do not need to be included in the base wall calculation when determining the minimum 20 percent calculation for windows/doors.
- vi.** Architectural Features. At least one architectural feature included on a dwelling façade that faces the street. For the purposes of this provision, architectural features are defined as bay windows, covered porches greater than 60 square feet in size, second floor balconies, dormers related to living space, or habitable cupolas. If a dwelling is oriented so its front façade (façade with the front door) is oriented to a sidewalk and no façades of the dwelling face a street, then the architectural feature may be counted if it is located on the façade of the dwelling that faces the sidewalk and contains the front door.
- vii.** Architectural Details. Architectural details used consistently throughout the construction of the dwelling façades that face streets. For the purposes of this provision, architectural details are defined as exposed rafter or beam ends, eave brackets, gridded windows or windows with divided lites, or pergolas/trellis work integrated into building façades. Other architectural details may be approved by the Director. If a dwelling is oriented so its front façade (façade with the

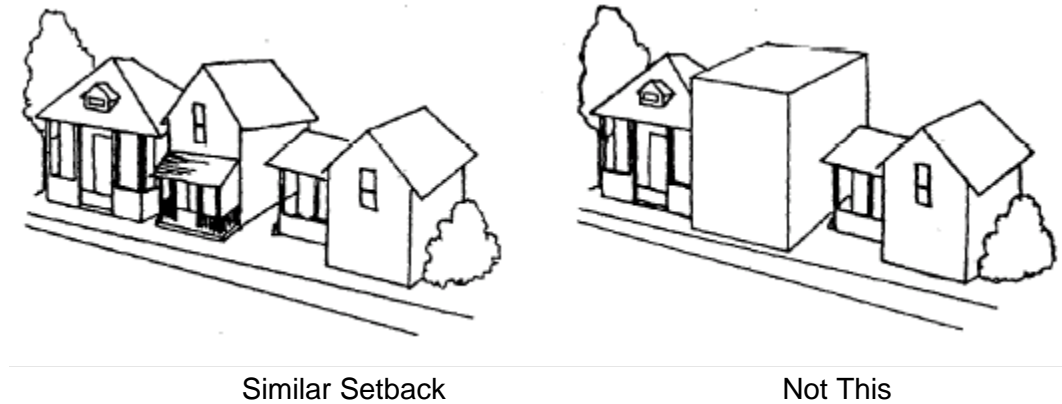
front door) is oriented to a sidewalk and no façades of the dwelling face a street, then the architectural details may be counted if they are located on the façades of the dwelling that face the sidewalk.

- e. Compatibility. New single-unit dwelling, detached, and middle housing, constructed within the ND Overlay District shall be generally compatible with existing homes. The goal is to reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings, including building details, massing, proportions, and materials. To foster compatible residential development at the higher densities sought by this Section, the following standards apply.
 - i. Front Yard Setbacks for Buildings in Established Residential Areas. When an existing single-unit detached dwelling is located within 25 feet of the subject site and fronts on the same street as a proposed building, a front yard setback similar to that of the nearest single-unit detached dwelling must be used. "Similar" means the setback is within 5 feet of the setback of the nearest single-unit detached dwelling. For example, if the existing single-unit detached dwelling has a front yard setback of 20 feet, then the new building shall have a front yard setback between 15 and 25 feet. If there are 2 adjacent single-unit detached dwelling fronting on the same street, then an average measurement shall be taken using the 2 adjacent residences. In no case shall the front yard setback be less than 10 feet. This standard shall not cause a front yard setback to exceed 25 feet.

Figures 3.3-A through 3.3-E are taken from the Infill and Development Handbook, Oregon TGM Program Sept. 1999.

Figure 3.3-A

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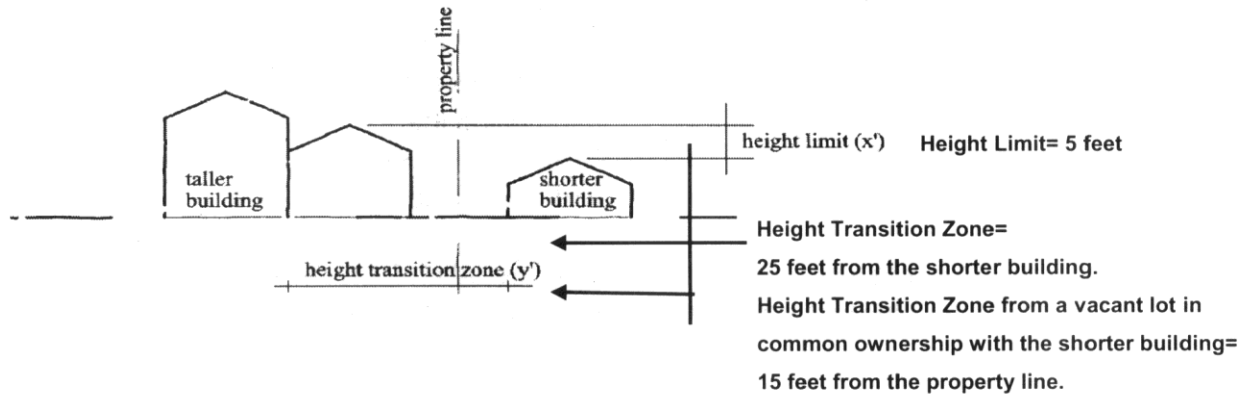


- ii. Building Height Transition. Taller buildings shall step-down to provide a height transition to existing single story buildings. This standard applies to new and vertically expanded buildings within 25 feet (as measured horizontally) of an existing single story building. The standard is met when the height of the taller building or portion of the taller building does not exceed the height of the shorter building by more than 5 feet within the 25-foot horizontal zone. This horizontal zone is called the height transition zone.

When the owner of an existing single story home also owns an adjacent vacant lot/parcel, the height transition zone between the vacant lot/parcel and a new taller building shall be 15 feet as measured from the property line between the vacant lot/parcel and the new building.

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Figure 3.3-B



- iii. Massing and Scale. The scale, proportions, massing and detailing of any proposed building shall be in proportion to that of the block face where the building will be located. Proposed new R-1 in the ND Overlay District shall comply with the design guidelines shown in A through C below:

- aa. Scale. Relate the size and proportions of new structures to the scale of adjacent buildings. Avoid buildings that in height, width, or massing, violate the existing scale of the area.

Figure 3.3-C



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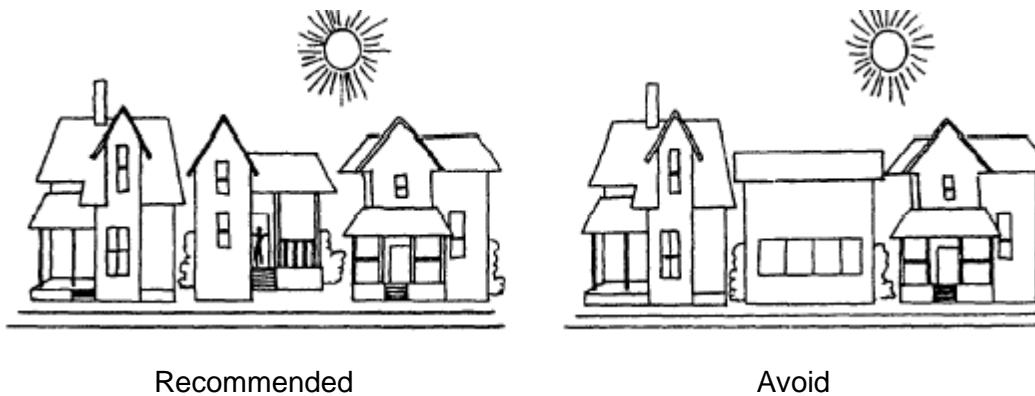
- bb.** Massing. Break up uninteresting boxlike forms into smaller, varied masses. Avoid single monolithic forms that are not relieved by variations in massing.

Figure 3.3-D



- iv. **Roof Shapes.** Relate new roof forms to those found in the area. Avoid roof shapes, directional orientation, pitches, or materials that would cause the building to be out of character with quality buildings in the area.

Figure 3.3-E



2. **Multiple Unit Housing** must comply with the design standards specified in SDC 4.7.380 (or alternative standards as approved under 4.7.385 or 4.7.390) and with SDC 3.2-625C.

B. Specific Development Standards for Commercial, Industrial, and Mixed-Uses.

Specific development standards for commercial, industrial and mixed-uses within the ND Overlay District shall conform to those standards specified in SDC3.2-630.

1. **Commercial and Civic Uses.** Commercial uses shall comply with the special development standards specified in SDC3.2-630A.

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2. Light Industrial and Campus Industrial uses. Industrial uses shall comply with the development standards specified in SDC 3.2-630B.
3. Mixed-Uses. For mixed use developments, the dominant use of the building or development (dominant is defined as the use represented by the greatest floor area) shall determine the applicable development standards. If the dominant use is residential, the applicable Subsection SDC of 3.3-1025 Development Standards For Single-unit And Multi-unit Residential Uses apply. If the dominant use is commercial, SDC 3.3-1025A. Development Standards for Commercial and Civic Uses apply. If the dominant use is industrial, SDC 3.3.105B. Development Standards for Light Industrial and Special Light Industrial Uses apply.